

**Honorable City Planning Commission
Cincinnati, Ohio**

September 15, 2006

SUBJECT: A report and recommendation on a Plat of Subdivision for The Galleries at Pendleton located north Dandridge Street, east of Pendleton Street and south of Liberty Street in the neighborhood of Pendleton.

Berding Surveying on behalf of Gary Mark Custom Homes, LLC, the property owner and developer submitted a Plat of Subdivision, Record Plat, for The Galleries at Pendleton. The plat has the approval of all reviewing agencies.

BACKGROUND:

The subdivision is zoned RM 1.2 Multi-Family Medium Density District. The subdivision is within the Over-The-Rhine Historic District. The Historic Conservation Board on April 11, 2005 approved a Certificate of Appropriateness for six new single-family townhouses at 508-518 Dandridge Street. The Historic Conservation Board on October 10, 2005 approved a Certificate of Appropriateness for townhouses at 1318 Pendleton Street and 506 Dandridge Street. The proposed subdivision contains eight new lots corresponding to the aforementioned approvals granted by the Historic Conservation Board.

EXISTING PLANS:

The Over-The-Rhine Comprehensive Plan of June 2002 promotes this area of Pendleton as a new infill housing location as a part of the Pendleton Mews project.

SUBDIVISION:

The subdivision consists of eight new lots north of Dandridge Street, east of Pendleton Street and south of Liberty Street. There will be seven lots with frontage on Dandridge Street, Lot 2 through Lot 8 and one lot, Lot 1, with frontage on Pendleton Street. No new public streets are being created. Lots 3 through Lot 8 contain a restrictive slope easement in favor of the City of Cincinnati to support and protect the Liberty Street right-of-way.

RECOMMENDATION:

The staff of the Department of Community Development and Planning recommends that City Planning Commission take the following action:

APPROVE the Plat of Subdivision, Record Plat, for The Galleries at Pendleton for the reasons that the plat conforms to the Subdivision Regulations and has approval of all reviewing agencies.

APPROVED:

Respectfully submitted,

Margaret A. Wuerstle, AICP
Chief Planner

Stephen C. Briggs
Senior City Planner